OLHOA Meeting Minutes February 5, 2026
Meeting started at 7:03 PM

<u>Board members present:</u>
Christopher Guerra
Jack Reba
Ana Morales
Mitchell McKinney
William White
Tatek Eshete

Motion to approve agenda raised by Mitchell.
Seconded by Jack; all approved.
Motion to approve meeting minutes from meeting held on 1/07/26 raised by Mitchell. Seconded by Jack; all approved.

<u>Resident Time</u>

1. No residents present.

<u>Financial and Administrative Matters</u>

1. Checking account balance of roughly $32,078.
2. Savings account balance of roughly $22,031.
3. Currently have two $15,000 CDs accruing interest.
4. All bills paid in February totaled $10,992.

<u>Architectural Control, Maintenance and Repair</u>

1. Architectural guidelines have been followed adequately. Jack continues to monitor the neighborhood and send letters as needed.
2. Discussed importance of stressing to homeowners that they are individually response for clearing ice and snow in their personal parking spots and the area immediately in front of their spots out to four feet behind their cars.

<u>Parking</u>

1. Parking regulations have been mostly followed appropriately. Letters are being sent out when violations are identified.
2. New renter in the neighborhood is in need of a replacement parking pass.
3. Issues with repeat offenders and checking for expired license plates and registrations.

Old Business

1. The new board members who were elected at our Annual Meeting in January were onboarded, added to the email chain for HOA Board Members, and included in an HOA text group chat for ease of quick communication.
2. Discussed remediation efforts for future winter storms. Includes relocating cars for homeowners at the end of streets temporarily to central visitor spots to avoid getting blocked in via snow plow.
3. Continue to put together resale packages and provide them to homeowners in the process of selling their home.

New Business

1. Board will look into other plowing and salting contractors due to multiple complaints of the plow and salting quality of current provider.
2. Mitchell will reach out to prospective new Board member to gauge their interest in joining the Board.

Motion to end meeting raised by Chris. Seconded by Jack. Approved by all. Meeting concluded at 8:05 PM, Thursday February 5, 2026.